161.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	802,300 / 802,300
					USE VALUE:	802,300 / 802,300
					ASSESSED:	802,300 / 802,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
239		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGUIRE JOHN F
Owner 2:	
Owner 3:	
Street 1:	239 PARK AVE
Street 2:	C/O ANNE PRESHO
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,918 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11918.000	285,200		517,100	802,300
Total Card	0.274	285,200		517,100	802,300
Total Parcel	0.274	285,200		517,100	802,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.20 | /Parcel: 405.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	107379
GIS Ref	
GIS Ref	
Insp Date	07/26/18

!12583!

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,300	0	11,918.	517,100	802,400	802,400	Year End Roll	12/18/2019
2019	101	FV	223,800	0	11,918.	517,100	740,900	740,900	Year End Roll	1/3/2019
2018	101	FV	223,800	0	11,918.	458,000	681,800	681,800	Year End Roll	12/20/2017
2017	101	FV	223,800	0	11,918.	384,100	607,900	607,900	Year End Roll	1/3/2017
2016	101	FV	223,800	0	11,918.	384,100	607,900	607,900	Year End	1/4/2016
2015	101	FV	210,900	0	11,918.	332,400	543,300	543,300	Year End Roll	12/11/2014
2014	101	FV	210,900	0	11,918.	321,300	532,200	532,200	Year End Roll	12/16/2013
2013	101	FV	210,900	0	11,918.	305,800	516,700	516,700		12/13/2012

PRINT

Date	Time
12/11/20	02:39:30

LAST REV

Date	Time
04/07/20	14:22:52
mmcmakin	
12583	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	6678-401		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	107379
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Inspected	CC	Chris C
6/7/2018	MEAS&NOTICE	CC	Chris C
10/28/2008	Meas/Inspect	345	PATRIOT
1/6/2000	Inspected	264	PATRIOT
12/9/1999	Mailer Sent		
11/24/1999	Measured	263	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11918		Sq. Ft.	Site		0	70.	0.62	8			Med. Tr	-5					517,066						517,100	

Total AC/HA: 0.27360 | Total SF/SM: 11918 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 517,066 | Spl Credit | Total: 517,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18030298
Const Adj.:	0.97563571
Adj $ / SQ:	149.701
Other Features:	62250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442836
Depreciation:	157650
Depreciated Total:	285187

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

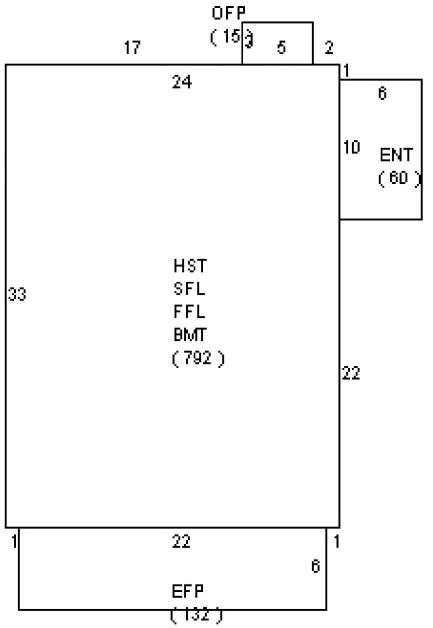
No Unit	RMS	BRS	FL
1	9	6	
Totals			
1	9	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.67
Special Features:	0	Val/Su Net:	95.74
Final Total:	285200	Val/Su SzAd	144.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	44.910	35,569
FFL	First Floor	792	149.700	118,563
SFL	Second Floor	792	149.700	118,563
HST	Half Story	396	149.700	59,282
EFP	Enclos Porch	132	46.680	6,162
ENT	ENTRY	60	25.760	1,545
OFP	Open Porch	15	42.930	644
	Net Sketched Area:	2,979	Total:	340,328
Size Ad	1980	Gross Are	3375	FinArea 1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

161.0-0002-0006.0

IMAGE

AssessPro Patriot Properties, Inc